108.0	0002	0040.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	825,200 /	825,200
					USE VALUE:	825,200 /	825,200
					ASSESSED:	825,200 /	825,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		TOMAHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONSTANTINO MARIA
Owner 2:	
Owner 3:	
Street 1:	66 TOMAHAWK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CONSTANTINO ANNA -
Owner 2:	-
Street 1:	66 TOMAHAWK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .187 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1962, having primarily Wood Shingle Exterior and 2162 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	11	41A
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8126.000	360,600		464,600	825,200
Total Card	0.187	360,600		464,600	825,200
Total Parcel	0.187	360,600		464,600	825,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.68 | /Parcel: 381.68

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 69259

GIS Ref

GIS Ref

Insp Date 08/21/18

!8504!

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0002-0040.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	360,600	0	8,126.	464,600	825,200		Year end	12/23/2021
2021	101	FV	360,600	0	8,126.	464,600	825,200		Year End Roll	12/10/2020
2020	101	FV	360,600	0	8,126.	464,600	825,200	825,200	Year End Roll	12/18/2019
2019	101	FV	288,000	0	8,126.	464,600	752,600	752,600	Year End Roll	1/3/2019
2018	101	FV	288,000	0	8,126.	398,300	686,300	686,300	Year End Roll	12/20/2017
2017	101	FV	288,000	0	8,126.	371,700	659,700	659,700	Year End Roll	1/3/2017
2016	101	FV	288,000	0	8,126.	318,600	606,600	606,600	Year End	1/4/2016
2015	101	FV	261,400	0	8,126.	285,400	546,800	546,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:26:59

LAST REV

Date	Time
11/30/21	09:28:55
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8504

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONSTANTINO ANN	41352-224		11/3/2003	Family	1	No	No		
	10099-130		8/14/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	MEAS&NOTICE	CC	Chris C
2/13/2009	Measured	345	PATRIOT
2/13/2009	Entry Denied	345	PATRIOT
10/27/1999	Meas/Inspect	256	PATRIOT
8/3/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	69259
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8126		Sq. Ft.	Site		0	70.	0.82	4									464,646						464,600	

Total AC/HA:	0.18655	Total SF/SM:	8126	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	464,646	Spl Credit		Total:	464,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98000002
Adj $ / SQ:	125.685
Other Features:	110000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	442954
Depreciation:	82390
Depreciated Total:	360565

COMMENTS

643-9868.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

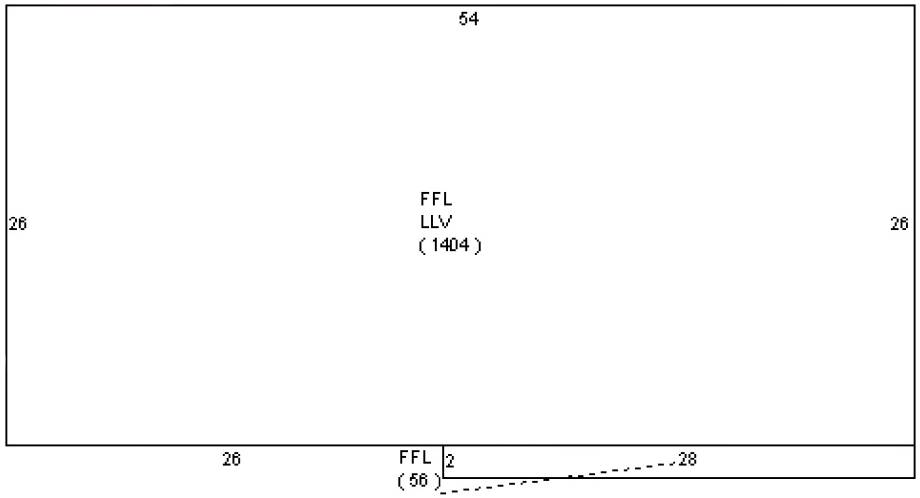
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	138.25
Special Features:	0	Val/Su Net:	125.91
Final Total:	360600	Val/Su SzAd	246.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,460	125.690	183,500
LLV	Lower Level	1,404	77.770	109,186
	Net Sketched Area:	2,864	Total:	292,686
Size Ad	1460	Gross Area	2864	FinArea 2162

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0002-0040.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: